AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, DECEMBER 13, 2016
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

DRAFT

ROLL CALL

PUBLIC ANNOUNCEMENTS
- Phones and Pagers
- Appeals
- Speaker Cards
- Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal
- Please exit the building

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE NOVEMBER 9, 2016 MINUTES

PUBLIC HEARINGS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

MINOR SUBDIVISIONS

2016-493-MSP
A combined 27.483 acres into Parcels 1 thru 4, Ward 6, District 6
Parish Council District Representative: Hon. Richard Tanner

2016-494-MSP
Lot 5 into lots 5-A & 5-B, Ward 4, District 5
Parish Council District Representative: Hon. Rykert Toledano

2016-495-MSP
A 1.036 acre parcel into parcels 1 & 2, Ward 8, District 11
Parish Council District Representative: Hon. Steve Stefancik

2016-496-MSP
A 5.0 acre parcel into parcels A, B & C, Ward 2, District 3
AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
DECEMBER 13, 2016
MANDEVILLE, LOUISIANA

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

2016-497-TP
Arundel, Ward 1, District 1
Parish Council District Representative: Hon. Marty Dean

PRELIMINARY SUBDIVISION REVIEW

2016-425-PP
The Preserve at River Chase, Ward 1, District 1
Developer/Owner: The Preserve at River Chase, L.L.C.  Engineer: SLD Engineering, L.L.C.
Parish Council District Representative: Hon. Marty Dean
(POSTPONED AT THE NOVEMBER 9, 2016 MEETING)
(Since this case has already been postponed twice, in accordance to Parish and State Law, the Planning Commission must act on this request.)

2016-454-PP
Abita Lakes, Phase 3B2, Ward 10, District 6
Developer/Owner: Abita Lakes, L.L.C.  Engineer: Duplantis Design Group, P.C.
Parish Council District Representative: Hon. Richard Tanner
(POSTPONED AT THE NOVEMBER 9, 2016 MEETING)

2016-481-PP
River Club, Phase 4A, Ward 1, District 1
Parish Council District Representative: Hon. Marty Dean

2016-482-PP
Brentwood Estates, Ward 4, District 5
Parish Council District Representative: Hon. Rykert Toledano
AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
DECEMBER 13, 2016
MANDEVILLE, LOUISIANA

FINAL SUBDIVISION REVIEW

2016-426-FP
River Park Crossing, Phase 1, Ward 3, District 3
(POSTPONED AT THE NOVEMBER 9, 2016 MEETING)
(Since this case has already been postponed twice, in accordance to Parish and State Law, the Planning Commission must act on this request.)

2016-451-FP
Hidden Creek, Phase 2, Ward 1, District 3
Developer/Owner: Hidden Creek, L.L.C.  Engineer: Myer Engineering
(POSTPONED AT THE NOVEMBER 9, 2016 MEETING)

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

Colonial Pinnacle Nord du Lac Subdivision, Ward 1, District 1
Parish Council District Representative: Hon. Marty Dean
(A request by developer to revise the detention fee in lieu of detention 1st flush)

Entering Parish Right-of-Way (Madison Avenue), Ward 1, District 1
Debtor: Teodosio & Christine Aparicio  Parish Council District Representative: Hon. Marty Dean
(A request by debtor for an extension of time)

NEW BUSINESS

ADJOURNMENT
PLANNING

COMMISSION

MINUTES
MINUTES OF THE  
ST. TAMMANY PARISH PLANNING COMMISSION MEETING  
6:00 P.M. - WEDNESDAY, NOVEMBER 9, 2016  
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

Note: Audio and video tapes of this meeting, produced by Parish employees, are considered part of these minutes. Should any action reflected in these written minutes be in conflict with said tapes, the audio/video tapes shall supercede the written minutes.

CALL TO ORDER

The regular meeting of the St. Tammany Parish Planning Commission was called to order by the Chairman, Dave Mannella.

ROLL CALL

Present: Cazaubon, Lorren, Richardson, Willie, Mannella, Davis, Drumm, Randolph
Absent:
Staff Present: Lauren K. Davis, Mike Sevante, Karlin Riles, Ron Keller, Jay Watson

INVOCATION
The Invocation was presented by Mr. Randolph.

PLEDGE OF ALLEGIANCE
The Pledge of Allegiance was presented by Mr. Davis.

APPROVAL OF THE OCTOBER 11, 2016 MINUTES

Davis moved to approve, second by Randolph.
Yea: Cazaubon, Lorren, Richardson, Willie, Mannella, Davis, Drumm, Randolph
Nay:
Abstain:

PUBLIC HEARINGS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

MINOR SUBDIVISIONS

2016-448-MSP
An 11.549 acre parcel into Lots 1 thru 5, Ward 3, District 3
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Hugh Fitzgerald/owner

Opposition: none

Willie moved to approve, second by Cazaubon.

Yea: Cazaubon, Lorren, Richardson, Willie, Mannella, Davis, Drumm, Randolph

Nay:

Abstain:

2016-449-MSP

Lot 4 into lots 4A & 4B, Ward 4, District 5

Owner: Archdiocese of New Orleans


Parish Council District Representative: Hon. Rykert Toledano

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen/Jones Fussell

Opposition: none

Cazaubon moved to approve, second by Randolph.

Yea: Cazaubon, Lorren, Richardson, Willie, Mannella, Davis, Drumm, Randolph

Nay:

Abstain:

2016-457-MSP

A 14.463 acre parcel into parcels A thru E, Ward 6, District 6

Owner: Ethan Polk, et al.


Parish Council District Representative: Hon. Richard Tanner

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Ethan Polk/owner

Opposition: none

Cazaubon moved to approve, second by Richardson.

Yea: Cazaubon, Lorren, Richardson, Willie, Mannella, Davis, Drumm, Randolph

Nay:

Abstain:

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW
NOVEMBER 9, 2016 PLANNING COMMISSION MEETING MINUTES, CONT...

2016-393-TP
Perriloux Trace, Ward 1, District 1
Parish Council District Representative: Hon. Marty Dean

(POSTPONED AT THE OCTOBER 11, 2016 MEETING)
(Since this case has been postponed twice, in accordance to Parish and State Law, the Planning Commission
must act on this request.)
A Public Hearing was opened for discussion of this case and the following individual(s) provided
testimony in favor of this request:  Darrell Fussell & Mike Decoteau  Opposition: none
Willie moved to approve, second by Cazaubon.
Yea:  Cazaubon, Richardson, Willie, Mannella, Davis
Nay:  Lorren, Davis, Drumm, Randolph
Abstain:
Motion to approve was denied.

PRELIMINARY SUBDIVISION REVIEW

2016-384-PP
Pontchartrain Medical Park, Ward 4, District 5
Developer/Owner: Voelkel/McWilliams Construction Co.  Engineer: Kelly McHugh & Assoc., Inc.
Parish Council District Representative: Hon. Rykert Toledano

(POSTPONED AT THE OCTOBER 11, 2016 MEETING)
A Public Hearing was opened for discussion of this case and the following individual(s) provided
testimony in favor of this request:  Paul Mayronne  Opposition: none
Lorren moved to approve, second by Randolph.
Yea:  Cazaubon, Lorren, Richardson, Willie, Mannella, Davis, Drumm, Randolph
Nay:
Abstain:

2016-425-PP
The Preserve at River Chase, Ward 1, District 1
Developer/Owner: The Preserve at River Chase, L.L.C.  Engineer: SLD Engineering, L.L.C.
Parish Council District Representative: Hon. Marty Dean

(POSTPONED AT THE OCTOBER 11, 2016 MEETING)
A Public Hearing was opened for discussion of this case and the following individual(s) provided
testimony in favor of this request:  Opposition: none
Davis moved to postpone, second by Lorren.
Yea:  Cazaubon, Lorren, Richardson, Willie, Mannella, Davis, Drumm, Randolph
Nay:
Abstain:
NOVEMBER 9, 2016 PLANNING COMMISSION MEETING MINUTES, CONT.

2016-453-PP
Village at Pelican Trace, Ward 4, District 7
Developer/Owner: Jimmy Shields Engineer: Kyle Associates, L.L.C.
Parish Council District Representative: Hon. Jacob Groby
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Eddie Powell/Kyle Assoc
Opposition: none
Davis moved to approve, second by Randolph.
Yea: Cazaubon, Lorren, Richardson, Willie, Mannella, Davis, Drumm, Randolph
Nay:
Abstain:

2016-454-PP
Abita Lakes, Phase 3B2, Ward 10, District 6
Developer/Owner: Abita Lakes, L.L.C. Engineer: Duplantis Design Group, P.C.
Parish Council District Representative: Hon. Richard Tanner
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Dustin Silberman/ DDG, Don Rogowski/owner, Hon. Richard Tanner, Rick Louniet/HOA
Opposition: none
Lorren moved to postpone, second by Willie.
Yea: Cazaubon, Lorren, Richardson, Willie, Mannella, Davis, Drumm, Randolph
Nay:
Abstain:

FINAL SUBDIVISION REVIEW

2016-426-FF
River Park Crossing, Phase 1, Ward 3, District 3
(POSTPONED AT THE OCTOBER 11, 2016 MEETING)
(DEVELOPER REQUESTS POSTPONEMENT UNTIL THE DECEMBER MEETING)
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Opposition: none
Willie moved to postpone, second by Randolph.
Yea: Cazaubon, Lorren, Richardson, Willie, Mannella, Davis, Drumm, Randolph
Nay:
Abstain:

2016-450-FF
Bedico Creek, Parcel F, Ward 1, District 1
Developer/Owner: Bedico Creek Preserve, L.L.C. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne  
Opposition: none  
Lorren moved to approve, second by Randolph.  
Yea: Cazaubon, Lorren, Richardson, Willie, Mannella, Davis, Drumm, Randolph  
Nay:  
Abstain:  

2016-451-FP  
Hidden Creek, Phase 2, Ward 1, District 3  
Developer/Owner: Hidden Creek, L.L.C.  
Engineer: Myer Engineering  
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Matt Falati  
Opposition: none  
Davis moved to postpone, second by Lorren.  
Yea: Lorren, Richardson, Mannella, Davis, Drumm, Randolph  
Nay: Cazaubon, Willie  
Abstain:  

PROPOSED AMENDMENTS TO ORDINANCE 499  
An ordinance to amend the St. Tammany Parish Code of Ordinances, Appendix “B”, of Chapter 40, amending Section 40-034.01 Contiguous Lot Rule, of Subdivision Regulatory Ordinance No. 499, to provide for modifications thereto.  
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Hon. Richard Tanner  
Opposition: Jeff St. Romain  
Cazaubon moved to approve as amended (#7 to show 70’), second by Willie.  
Yea: Cazaubon, Lorren, Richardson, Willie, Mannella, Davis, Drumm, Randolph  
Nay:  
Abstain:  

OLD BUSINESS  
Pittman Place, Ward 8, District 9  
Developer/Owner: Pittman Place, LLC  
Engineer: J.V. Burkes & Associates, Inc.  
(Request by developer to amend the final subdivision plat restrictive covenants)  
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen/Jones Fussell  
Opposition: none  
Randolph moved to approve as amended by petitioner’s counsel, second by Lorren.  
Yea: Cazaubon, Lorren, Richardson, Willie, Mannella, Davis, Drumm, Randolph  
Nay:  
Abstain:  

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NOVEMBER 9, 2016 PLANNING COMMISSION MEETING MINUTES, CONTD

NEW BUSINESS

ADJOURNMENT

Mr. Dave Mannella
Chairman
MINOR

SUBDIVISIONS
MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of December 6, 2016)

CASE NO.: 2016-493-MSP
OWNER/DEVELOPER: Billie Kennedy
SECTION: 24 & 25  WARD: 6
TOWNSHIP: 6 South  PARISH COUNCIL DISTRICT: 6
RANGE: 13 East

TYPE OF DEVELOPMENT: 
___ SUBURBAN (Residential acreage between 1-5 acres)
___ RURAL (Low density residential 5 acres or more)
___ OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The property is located at the intersection of Edgar and Kube Kennedy Roads, north of Pearl River, Louisiana.

SURROUNDING LAND USES: Low density single family residential & undeveloped property

TOTAL ACRES IN DEVELOPMENT: 27.483

NUMBER OF lots/PARCELS: 4  TYPICAL LOT SIZE: Varies

ZONING: A-1 Suburban

REASONS FOR PUBLIC HEARING: Parcel 4 does not meet the minimum 300' road width frontage for the A-1 zoning district.

STAFF COMMENTARY:

Department of Development - Planning

The owner has combined acreage of 27.483 acres and is requesting to resubdivide said combined acreage into four (4) parcels; however, parcel 4 only has 265' of road width on Edgar Kennedy Road and the requirement per the A-1 zoning district is 300' feet. Therefore, the applicant is seeking a waiver of that requirement.

The staff has no objection to the minor subdivision request since the parcel is over 813' in depth and almost five (5) acres in size.

If the commission decides to approve this request, a waiver of the regulations are required relative to the lot width issue, and a 2/3rds majority vote of the full membership of the commission (8 members) is needed in order to approve pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499.
Department of Engineering
None

Department of Environmental Services
None
MINOR SUBDIVISION STAFF ANALYSIS REPORT  
(As of December 6, 2016)

CASE NO.: 2016-494-MSP

OWNER/DEVELOPER: Archdiocese of New Orleans

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTION: 26 & 39  WARD: 4
TOWNSHIP: 7 South  PARISH COUNCIL DISTRICT: 5
RANGE: 11 East

TYPE OF DEVELOPMENT: __ SUBURBAN (Residential acreage between 1-5 acres)
                      __ RURAL (Low density residential 5 acres or more)
                      X OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The property is bounded on the north by Holy Trinity Drive and on the south by Sharp Road, north of Mandeville, Louisiana.

SURROUNDING LAND USES: Single Family, public facilities and undeveloped

TOTAL ACRES IN DEVELOPMENT: 366.87

NUMBER OF LOTS/PARCELS: 2  TYPICAL LOT SIZE: Varies (100+ acres)

ZONING: A-1 Suburban

REASONS FOR PUBLIC HEARING: The parcel constitutes a further resubdivision of a lot within an existing minor subdivision.

STAFF COMMENTARY:

Department of Development - Planning

This proposal is basically the same request as what the owner proposed and received approval from the commission back at the November 9th meeting for lot 4 within an existing minor subdivision; and since the request complies with all parish code requirements, the staff has no objection to the proposed minor subdivision request.

Department of Engineering

None

Department of Environmental Services

None
MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of December 6, 2016)

CASE NO.: 2016-495-MSP

OWNER/DEVELOPER: Tamp Construction


SECTION: 10 WARD: 8
TOWNSHIP: 8 South PARISH COUNCIL DISTRICT: 11
RANGE: 14 East

TYPE OF DEVELOPMENT: ___ SUBURBAN (Residential acreage between 1-5 acres)
___ RURAL (Low density residential 5 acres or more)
___ OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The property is located on the west side of Smith Road, south of Rhonda Road and west of Pearl River, Louisiana.

SURROUNDING LAND USES: Single Family Residential

TOTAL ACRES IN DEVELOPMENT: 1.036

NUMBER OF lots/PARCELS: 2 TYPICAL LOT SIZE: ½ acre

ZONING: A-3 Suburban

REASONS FOR PUBLIC HEARING: The parcels proposed do not meet the parish's minimum one acre requirement for a minor subdivision.

STAFF COMMENTARY:

Department of Development - Planning

The staff does not support the minor subdivision request due to the fact that parish code requires a one acre minimum for each lot. However, it should be noted that the property is zoned A-3 Suburban which would normally permit parcels of less than one (1) acre in size if not for having to comply with the minor subdivision one (1) acre requirement.

Therefore, if the commission decides to approve this request, a waiver of the regulations are required relative to the lot width issue, and a 2/3rds majority vote of the full membership of the commission (8 members) is needed in order to approve pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499.
None

Department of Environmental Services
None
A MINOR SUBDIVISION MAP OF A 1.036 ACRE PARCEL OF LAND IN SECTION 10, T-8-S, R-14-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: TAMP CONSTRUCTION
MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of December 6, 2016)

CASE NO.: 2016-496-MSP

OWNER/DEVELOPER: Prestenback, et al.


SECTION: 28  WARD: 2
TOWNSHIP: 4 South  PARISH COUNCIL DISTRICT: 3
RANGE: 10 East

TYPE OF DEVELOPMENT: __ SUBURBAN (Residential acreage between 1-5 acres)
    X RURAL (Low density residential 5 acres or more)
    ____ OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The property is located on the west side of LA Highway 25, north of Folsom, Louisiana.

SURROUNDING LAND USES: Low Density Residential

TOTAL ACRES IN DEVELOPMENT: 5.0 acres

NUMBER OF LOTS/PARCELS: 3  TYPICAL LOT SIZE: 1 - 2 1/2 acres

ZONING: A-2 Suburban

REASONS FOR PUBLIC HEARING: A private drive is accessing one parcel (Parcel B).

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing resubdivide a five acre parcel into three (3) parcels; and since the proposed private drive will only provide access to only one (1) parcel within the minor subdivision (Parcel B), which is exempt from meeting parish road construction standards; and since the proposed minor subdivision meets all other parish code requirements, the staff has no objections to the proposed minor subdivision request.

Department of Engineering

None

Department of Environmental Services

None
TENTATIVE
SUBDIVISION
REVIEW
TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of December 6, 2016)

CASE NO.: 2016-497-TP

PROPOSED SUBDIVISION NAME: ARUNDEL

DEVELOPER: Wing 21, L.L.C.

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTION: 15  
TOWNSHIP: 7 South  
RANGE: 10 East  
WARD: 1  
PARISH COUNCIL DISTRICT: 1

TYPE OF DEVELOPMENT:  
- URBAN (Residential lots less than 1 acre)  
- SUBURBAN (Residential lots between 1-5 acres)  
- RURAL (Residential Farm Tract lots 5 acres plus)  
- OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The property is located on the south side of Brewster Road, and west of LA Highway 21, north of Madisonville, Louisiana.

SURROUNDING LAND USES:  
- North - Single Family Residential  
- South - low density residential  
- East - Single Family Residential  
- West - Single Family Residential

TOTAL ACRES IN DEVELOPMENT: 16.77

NUMBER OF LOTS: 26  
TYPICAL LOT SIZE: 90' x 140'

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: A-4 Single Family Residential (existing)

FLOOD ZONE DESIGNATION: A & C

STAFF COMMENTARY:

Department of Development - Planning

All staff comments have been addressed; therefore, the staff recommends approval of the tentative subdivision request.
Tentative Plat

1. Remove Restrictive Covenant #6
2. Add the Flood Zone Classification to Restrictive Covenant #11
3. Add an additional Restrictive Covenant stating who will maintain the Detention Pond.

Watershed

4. Need Stormwater pathway from discharge point to ultimate disposal point into Lake Pontchartrain.

Drainage

5. No Clearing within 100 feet of Scenic Rivers. Black River is a Scenic River

Informational

6. For Preliminary submittal, a Stormwater Agreement with support documentation, including a Stormwater Site Plan, is required.
PRELIMINARY
SUBDIVISION
REVIEW
PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of December 6, 2016)

CASE NO.: 2016-425-PP

SUBDIVISION NAME: The Preserve at River Chase

DEVELOPER: The Preserve at River Chase
            c/o Robert Daigle
            1100 Camellia Blvd., Suite 200
            Lafayette, LA 70505

ENGINEER/SURVEYOR: SLD Engineering, LLC
                    635 Main Street
                    Baton Rouge, LA 70801

SECTION 47  WARD: 1
TOWNSHIP 7 South PARISH COUNCIL DISTRICT: 4
RANGE 11 East

TYPE OF DEVELOPMENT: ___ URBAN (Residential lots less than 1 acre)
                        ___ SUBURBAN (Residential lots between 1-5 acres)
                        ___ RURAL (Residential Farm Tract lots 5 acres plus)
                        ___ OTHER (Multi family, commercial or industrial)(PUD)

GENERAL LOCATION: The property is located on the south side of East Brewster Rd., west of the
                   Tchefuncte River and south of Covington, LA.

TOTAL ACRES IN DEVELOPMENT: 16.596

NUMBER OF LOTS: 76 AVERAGE LOT SIZE: 6,300 Sq. Ft.

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

PUD APPROVAL GRANTED: Zoning Commission Approval - June 2016
                       Parish Council Approval - August 2016

STAFF COMMENTARY: This project was postponed at the request of the developer to the
                   November 9, 2016 meeting and again to December 13, 2016 meeting

Department of Development - Engineering

The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site.
It is recommended that Preliminary submittal be approved subject to the following:

**Preliminary Plat**

1. The minimum required offset between streets was not met between Archwyck Cir. and Bradbury Place. See attached requested "Waiver of Regulations Request", the staff is in agreement with this waiver.

2. The minimum required R.O.W. was not met with Bradbury Place and Prestwood Lane. See attached "Waiver of Regulations Request" for a reduced R.O.W., the staff is in agreement with this Waiver.

3. Add signature lines for recodation.

**Grading Plan Sheet 5**

4. Provide proposed elevation contours for lots 62-76 to demonstrate stormwater will flow to drainage infrastructure and will not drain across lot lines.

**Drainage Plan Sheet 8**

5. Drainage note #1 on Sheet 8 "Drainage Plan" should be revised to read as "sec. 40-032.03".

**Informational Items**

6. Plans and Specifications for the construction of the project's water distribution lines and sewer collection lines have not yet been approved by the Louisiana Department of Health.

   No work order will be issued until the submitted plans and specification are approved by the Department of Health.

7. Provide Utilities Inc. of Louisiana with plans for review, comment, and approval.

A funded Maintenance Obligation in the amount of $10,000 is required in accordance with Subdivision Ordinance #499; Section 40.061.08 funded letters of credit for existing Parish roads to ensure the repair of any damage to the Parish roads resulting from construction activity in connection with the subdivision.

Mandatory Developmental fees will be required at Final Submittal in accordance with Subdivision Ordinance #499 since no public hearing was held prior to January 1, 2005.

Revised drawings will not be accepted prior to the December 13th Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.

*Department of Development - Planning*

None
Mr. David Mannella, Chairman  
St. Tammany Parish Planning Commission  
21490 Koop Drive  
Mandeville, LA 70471

Re: Request for a Waiver of Regulations Pursuant to a Subdivision Request  
"The Preserve at River Chase"

Dear Chairman Mannella:

Please accept this letter as a formal request to have the commission waive the following requirements for a subdivision:

Sub. Ord. 499 Sec. 40-032.1 relative to, "125' Min. Offset Streets", Near intersection of Archwyck Cir. and Bradbury Place at Continental Drive the street offset is 100 feet for opposing lane movements.

Archwyck Cir. is being specifically designed to preserve a tree in the median and because the eastern end of Continental Dr. is a private apartment complex there will be little to no eastbound turns.

If you have any questions or require additional information, please feel free to give me a call at 985-898-2529.

Sincerely yours,

[Signature]

Name of Authorized Owner, Heir, Trustee or Assign
Mr. David Mannella, Chairman
St. Tammany Parish Planning Commission
21490 Koop Drive
Mandeville, LA 70471

Re: Request for a Waiver of Regulations Pursuant to a ______ Subdivision Request
"The Preserve at River Chase"

Dear Chairman Mannella:

Please accept this letter as a formal request to have the commission waive the following requirements for a ______ subdivision:

Sub. Ord. 499 Sec. 40-032.5 relative to, "Min. R/W Width" , Two streets in the subdivision are proposed with 47 feet right of way rather than the required 50 feet. In order to create a compact design with a mixture of alley loaded and rear loaded homes the 47 feet right of way is requested for Bradbury Place and Prestwood Lane as discussed in previous meetings with the Parish Planning Department.

If you have any questions or require additional information, please feel free to give me a call at 985-898-2529.

Sincerely yours,

[Signature]

Name of Authorized Owner, Hut, Trustee or Assign
PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT  
(As of December 6, 2016)

CASE NO.: 2016-454-PP

SUBDIVISION NAME: Abita Lakes, Ph. 3-B-2

DEVELOPER: Abita Lakes, LLC  
70325 Hwy 1077, Suite 300  
Covington, LA 70433

ENGINEER/SURVEYOR: Duplantis Design Group, PC/Land Surveying, LLC

SECTION 29  
WARD: 10
TOWNSHIP 6 South  
PARISH COUNCIL DISTRICT: 6
RANGE 12 East

TYPE OF DEVELOPMENT:  
___ URBAN (Residential lots less than 1 acre)  
___ SUBURBAN (Residential lots between 1-5 acres)  
___ RURAL (Residential Farm Tract lots 5 acres plus)  
___ OTHER (Multi family, commercial or industrial)(PUD)

GENERAL LOCATION: The property is located on the south side of Grand Lake Drive, east of Lowe Davis Road, east of LA Highway 59 and west of LA Highway 1083 (a.k.a. Allen Road), northeast of Abita Springs, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 33.01

NUMBER OF UNITS: 17  
AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Community

ZONING: PUD

FLOOD ZONE DESIGNATION: “C”

STAFF COMMENTARY: This project was postponed at the November 9, 2016.

Department of Development - Engineering

The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site.

It is recommended that the Preliminary submittal be approved.

A funded Maintenance Obligation in the amount of $10,000 is required in accordance with Subdivision Ordinance #499; Section 40.061.08 funded letters of credit for existing Parish roads to ensure the repair of any damage to the Parish roads resulting from construction in connection with the subdivision.
No Mandatory Developmental fee is required at Final Submittal in accordance with Subdivision Ordinance #499 since a public hearing was held prior to January 1, 2005.

*Department of Development - Planning*

None
PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT  
(As of December 6, 2016)

CASE NO.: 2016-481-PP

SUBDIVISION NAME: River Club, Phase 4A

DEVELOPER: River Club Development, LLC  
P. O. Box 1810  
Covington, LA 70434

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTIONS 47 & 49  
TOWNSHIP 7 South  
RANGE 11 East  
WARD: 1  
PARISH COUNCIL DISTRICT: 1

TYPE OF DEVELOPMENT:  
__ URBAN (Residential lots less than 1 acre)  
__ SUBURBAN (Residential lots between 1-5 acres)  
__ RURAL (Residential Farm Tract lots 5 acres plus)  
_X OTHER (Multi family, commercial or industrial)(PUD)

GENERAL LOCATION: The property is located south of East Brewster Road and east of LA Highway 21, north of Madisonville, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 8.064

NUMBER OF LOTS: 37  
AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: “B” & “C”

TENTATIVE APPROVAL GRANTED: October 9, 2012

STAFF COMMENTARY:

Department of Development - Engineering

The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site.

It is recommended that Preliminary submittal be approved subject to the following:

Informational Items

1. Plans and Specifications for the construction of the project’s water distribution lines and sewer collection lines have not yet been approved by the Louisiana Department of Health.
No work order will be issued until the submitted plans and specification are approved by the Department of Health.

2. Provide Utilities Inc. of Louisiana with plans for review, comment, and approval.

No Maintenance Obligation is required since this is an extension of a Private Subdivision.

Mandatory Developmental fees will be required at Final Submittal in accordance with Subdivision Ordinance #499 since no public hearing was held prior to January 1, 2005.

The developer has requested a waiver of detention requirements in accordance with Ordinance No. 11-2426. The Department of Development - Engineering has reviewed their request and approves the proposed waiver. Therefore, a drainage fee in lieu of detention is as follows:

\[
8.064 \text{ Acres} \times \$2,000 \text{ per acre} = \$16,128
\]

The fee shall be due prior to the issuance of any work orders by the Parish.

*Department of Development - Planning*

None
PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of December 6, 2016)

CASE NO.: 2016-482-PP

SUBDIVISION NAME: Brentwood Estates

DEVELOPER: Brentwood Land Development, LLC
845 Galvez St.
Mandeville, LA 70448

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTION 39  WARD: 4
TOWNSHIP 7 South  PARISH COUNCIL DISTRICT: 5
RANGE 11 East

TYPE OF DEVELOPMENT: ___ URBAN (Residential lots less than 1 acre)
___ SUBURBAN (Residential lots between 1-5 acres)
___ RURAL (Residential Farm Tract lots 5 acres plus)
___ X OTHER (Multi family, commercial or industrial)(PUD)

GENERAL LOCATION: The property is located on the North side of Sharp Rd. & East of Westwood Drive

TOTAL ACRES IN DEVELOPMENT: 107.635

NUMBER OF LOTS: 102  AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: C

PUD APPROVAL GRANTED: Zoning Commission Approval - September 6, 2016
Parish Council Approval - November 3, 2016

STAFF COMMENTARY:

Department of Development - Engineering

The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site.

It is recommended that Preliminary submittal be approved subject to the following:
Preliminary Plat

1. Revise the 15' drainage servitude between Lots #32 and #31 to call-out a "Private Drainage Servitude".
2. Revise the 20' Drainage Servitude North of the West Pond to read "Private Drainage Servitude".
3. Remove the conservation area from within the road ROW.
4. The Drainage Servitude between Lots #98 and #99 must be revised to read "Private 15' Drainage Servitude".

Paving and Drainage Plan

5. Revise the 15' drainage servitude on the Paving and Drainage Plan between Lots #32 and #31 to call-out a "Private Drainage Servitude".
6. Revise the culvert schedule; it does not match culvert calculations.
7. The Drainage Servitude between Lots #98 and #99 must be revised to read "Private 15' Drainage Servitude".

Informational Items

8. Plans and Specifications for the construction of the project's water distribution lines and sewer collection lines have not yet been approved by the Louisiana Department of Health.

   No work order will be issued until the submitted plans and specifications are approved by the Department of Health.

9. Gravity Drainage District 5 comments must be addressed before a work order is issued.

A funded Maintenance Obligation in the amount of $10,000 is required in accordance with Subdivision Ordinance #499; Section 40.061.08 funded letters of credit for existing Parish roads to ensure the repair of any damage to the Parish roads resulting from construction activity in connection with the subdivision.

Mandatory Developmental fees will be required at Final Submittal in accordance with Subdivision Ordinance #499 since no public hearing was held prior to January 1, 2005.

Revised drawings will not be accepted prior to the December 13th Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.

Department of Development - Planning

1. A typical inset detail needs to be depicted on the plat for the roadway width and radius for the cul-du-sacs. The minimum requirements for a cul-du-sac calls for a 60' minimum radius with a 26' minimum inside turning radius.
FINAL
SUBDIVISION
REVIEW
FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of December 6, 2016)

CASE NO.: 2016-426-FP

SUBDIVISION NAME: River Park Crossing, Ph. 1 (Previously Planche Estates S/D)

DEVELOPER: D. R. Horton, Inc.
7696 Vincent Road
Denham Springs, LA 70726


SECTION 18
TOWNSHIP 6 South
RANGE 11 East

WARD: 3
PARISH COUNCIL DISTRICT: 3

TYPE OF DEVELOPMENT: X URBAN (Residential lots less than 1 acre)
___ SUBURBAN (Residential lots between 1-5 acres)
___ RURAL (Residential Farm Tract lots 5 acres plus)
___ OTHER (Multi family, commercial or industrial)(PUD)

GENERAL LOCATION: The property is located on the south side of MP Planche Road, west of LA Highway 25, and northwest of Covington, Louisiana

TOTAL ACRES IN DEVELOPMENT: 21.27

NUMBER OF LOTS: 49 AVERAGE LOT SIZE: 7200 Sq. Ft.

SEWER AND WATER SYSTEMS: Central

ZONING: A-4A

FLOOD ZONE DESIGNATION: "C"

STAFF COMMENTARY: This project was postponed to the November 9, 2016 and the December 13, 2016 meetings at the request of the developer.

Department of Development - Planning

Periodic inspections have been made by this office during construction and the final inspection was made on November 22, 2016. The inspection disclosed that all of the asphalt roads are constructed, road shoulders need to be constructed and the roadside ditches need final grading.

The following uncompleted items existed at the time of the final inspection and will be completed before the plats are signed.
Signage Plan
1. An "As-Built" Signage Plan was not submitted and is required to be submitted.

Final Plat
2. Bench-mark information is missing. Revise the Final Plat to include this information.

Paving & Drainage Plan
3. The removal of the Existing culverts at M.P. Planche Rd. and Park Hills Blvd has been completed. Remove the current call-out on the Paving and Drainage Plan and replace with the "As-built" information.

4. The Turn Lane work on Hwy 25 has been completed. Remove the "To be Constructed" note on the Paving and Drainage Plan. Acceptance of the newly constructed Turn Lanes by LADOTD must be submitted to St. Tammany Parish.

Sewer & Water Plan
5. The Sewer System DEQ Permit Number is missing from the "Sewer System Notes". Revise the Plan to include this Permit Number.

6. The PWS ID Permit Number is missing from the "Water Notes". Revise the Plan to include this Permit Number.

General
7. Need base test results.
8. Need Asphalt test results.
10. Need Street Name Signs
11. Needs Traffic Signs
12. Need Blue reflectors at each Fire Hydrant.
13. Verification of updated permits from all applicable state agencies must be provided to St. Tammany Parish. (LDH, DEQ, LDWF, etc.)
14. A negative bacteriological report relative to the construction of the project’s water system has not been issued by the LA DH&H/OPH as required by Section 40-070.0 of the Subdivision Regulatory Ordinance No. 499.
15. A letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system has not been issued by the utility provider as required.

Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 2967 linear feet x $25.00 per linear foot = $65,300 for a period of 2 years.

The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed.

Mandatory Developmental Fees are required as follows:
   Road Impact Fee = $1,077 per lot x 49 lots = $52,773
   Drainage Impact Fee = $1,114 per lot x 49 lots = $54,586
   FEES ARE DUE BEFORE SUBDIVISION PLATS CAN BE SIGNED.

This subdivision is within the “Urban Growth Boundary Line”
Revised drawings will not be accepted prior to the Dec. 13th Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.

*Department of Development - Planning*

None
FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of December 6, 2016)

CASE NO.: 2016-451-FP

SUBDIVISION NAME: Hidden Creek, Phase 2

DEVELOPER: Hidden Creek, LLC
21245 Smith Road
Covington, LA 70435

ENGINEER/SURVEYOR: Meyer Engineers Ltd.

SECTION 2 WARD: 1
TOWNSHIP 7 South PARISH COUNCIL DISTRICT: 3
RANGE 10 East

TYPE OF DEVELOPMENT: X URBAN (Residential lots less than 1 acre)
___ SUBURBAN (Residential lots between 1-5 acres)
___ RURAL (Residential Farm Tract lots 5 acres plus)
___ OTHER (Multi family, commercial or industrial)(PUD)

GENERAL LOCATION: The property is located on the north side of LA Highway 1085
(Bootlegger Road) at the intersection with Arbre Court, west of
Covington, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 30.9

NUMBER OF LOTS: 55 AVERAGE LOT SIZE: 13,500 SQ. FT.

SEWER AND WATER SYSTEMS: Community (Off Site)

ZONING: A-4

FLOOD ZONE DESIGNATION: “A”

STAFF COMMENTARY: This project was postponed at the November 9, 2016 meeting.

Department of Development - Engineering

Periodic inspections have been made by this office during construction and the final inspection was
made on November 22, 2016. The inspection disclosed that all of the concrete roads are constructed,
road shoulders are constructed, the roadside ditches are functioning and detention ponds are constructed.

The following uncompleted items existed at the time of the final inspection and will be completed before
the plats are signed:
All Sheets

1. Typical Comment for the Title Block, revise the Title Block to include "Phase 2" behind "Hidden Creek Subdivision" on all sheets.

Sewer & Water

2. A letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system has not been issued by utility provider as required.

Informational Item

3. The Subdivision Plat will need an “Act of Correction” when and if the reduction of the 200' No Cut Buffer to a 100' No Cut Buffer for Soap and Tallow Creek is approved by Louisiana Wildlife and Fisheries.

Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 2500 linear feet x $25.00 per linear foot = $62,500 for a period of 5 years.

The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed.

Mandatory Developmental Fees are required as follows:

   Road Impact Fee = $1,077 per lot x 55 lots = $59,235
   Drainage Impact Fee = $1,114 per lot x 55 lots = $61,270

FEES ARE DUE BEFORE SUBDIVISION PLATS CAN BE SIGNED.

This subdivision is within the “Urban Growth Boundary Line"

Revised drawings will not be accepted prior to the December 13th Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.

Department of Development - Planning

None
OLD BUSINESS
December 13, 2016  

St. Tammany Parish Planning Commission  
P.O. Box 628  
Covington, LA 70434  

Re: Colonial Pinnacle  
Nord du lac Subdivision  
EAST WEST ROADWAY RELOCATION  

Honorable Commissioners:  

The proposed East West Roadway is being relocated in a northerly direction to accommodate St. Tammany Parish Cultural Arts District construction along with commercial development. (See attached drawings 1 & 2)  

In doing so, a portion of the existing drainage detention pond will be eliminated. The remaining detention will provide for water quality for the first one (1) inch of rainfall across the entire ± 140 acre development.  

The enclosed letter dated Dec. 1, 2016 from the developer’s engineer has been reviewed by STP Staff & Administration. STP is in agreement with the request and has no objection to the proposal as submitted which will provide for the water quality in lieu of detention and not requiring a fee in lieu of detention.  

A waiver of this requirement is needed by the Planning Commission.  

Sincerely,  

Jay B. Watson, P.E.  
Lead Development Engineer  

Enclosure:  
(1) DDG Letter  
(2) Drawings  

xc: Ms. Pat Brister  
Ms. Gina Campo  
Mr. Sidney Fontenot  
Ms. Erin Stair  
Mr. Ron Keller  
Mr. Earl J. Magnier, P.E., P.L.S.  
Duplantis Design Group, Attn. Tommy Buckel
December 1, 2016

St. Tammany Parish Planning Commission
P.O. Box 628
Covington, LA 70434

Re: Colonial Pinnacle
Nord Du Lac Subdivision
East West Roadway Relocation

St. Tammany Parish Planning Commission:

DDG is of the opinion that the Nord Du Lac development is going above and beyond the required 25% reduction in predeveloped flows by providing water quality for the first 1" of rainfall across the entire +/- 140 acre development. Storm water detention in this part of the Tchefuncte River Basin is not beneficial to the overall system due to the fact that detaining water causes the onsite peak flow and the overall Tchefuncte River Basin peak flow to converge onto each other. Moreover, water quality components which have been included provide benefit to the basin but are not required. We are requesting that the fee in lieu of detention be waived on the basis that the existing ponds were designed and constructed to provide a water quality component and that the developer previously incurred a cost when the ponds were initially constructed. Please note, if we are required to meet the 25% reduction, we can do so by reducing the 1" of water quality provided in the system at a minimum cost to the developer. However, we feel this would not be in the best interest of St. Tammany Parish and its waterways. Therefore, we respectfully request that the St. Tammany Parish Planning Commission take into consideration the water quality volume that is being dedicated in the pond in lieu of the 25% reduction.

Thanks,

[Signature]

Thomas Buckel, P.E.
December 13, 2016

St. Tammany Parish Planning Commission
P.O. Box 628
Covington, LA 70434

Re: Enter Parish ROW — Res. No. 15-095
Unopened Portion of Madison Ave
Three Rivers Heights S/D

Honorable Commissioners:

The above referenced resolution was adopted on September 8, 2015.

The resolution states that the petitioner must submit all documentation within six (6) months from the date of adoption.

The petitioner has not furnished all documentation required within the six (6) month period and is requesting an extension of time. See attached email dated November 14, 2016.

Since the time has expired for the petitioner to furnish all documentation, the following action is required by the Planning Commission to allow the petitioner to proceed with project.

The Department of Engineering has no objection to the extension.

ACTION REQUIRED: Extend adoption date to 12/13/16 thereby extending the six (6) month submittal of documentation to 6/13/17 and the completion date to 12/13/18

Sincerely,

Jay B. Watson, P.E.
Lead Development Engineer

Enclosure: 11/14/16 Email

xc: Honorable Marty Dean
    Mr. Sidney Fontenot
    Ms. Leslie Long
    Ms. Erin Stair

    Mr. Earl J. Magner, P.E., P.L.S.
    Mr. Ron Keller
    Ms. Darnell Ellingsworth
    Teodosio & Christine Aparicio (Petitioners)
Dear Mrs. Hattaway,

I would like to request to extend the time period given to complete the road on our approval to enter the parish right of way on the unopened portion of Madison Ave., Three Rivers Heights Subdivision. The resolution is series number 15-095 and it was voted on in September of 2015.

The reason we would like to extend the time period is because the cost of the job was estimated between $25,000 and $40,000 and we were unable to fund it within the sixth months allotted for the work to commence.

If you have any questions or need additional information, I can be reached at (985) 807-8188.

Sincerely,

Teodosio and Christine Aparicio, petitioners.
Dear Ms. Aparicio:

Please be aware that the above captioned request has been placed on the Planning Commission Agenda for the December 13, 2016 meeting.

It will be necessary that a representative be present at the St. Tammany Parish Planning Commission meeting. The address is 21490 Koop Drive, Mandeville, LA, 70471, St. Tammany Parish Government Complex, Building A, Parish Council Chambers, Mandeville, LA. The meeting begins at 6:00pm.

Please find attached a copy of the letter to the Planning Commission regarding above mentioned subject.

Please contact our offices should you have any questions or require further information.

Sincerely,

Jay B. Watson, P.E.

Colleen H. Hattaway for Jay B. Watson, P.E.
Executive Secretary – Subdivisions
Dept. of Planning and Development – Development Division
St. Tammany Parish Government
21454 Koop Drive, Bldg. B, Mandeville, LA 70471
p: 985.809.7448 e: chhattaway@stpgov.org
www.stpgov.org

Any e-mail may be construed as a public document, and may be subject to a public records request. The contents of this e-mail reflect the opinion of the writer, and are not necessarily the opinion or policy of St. Tammany Parish Government.